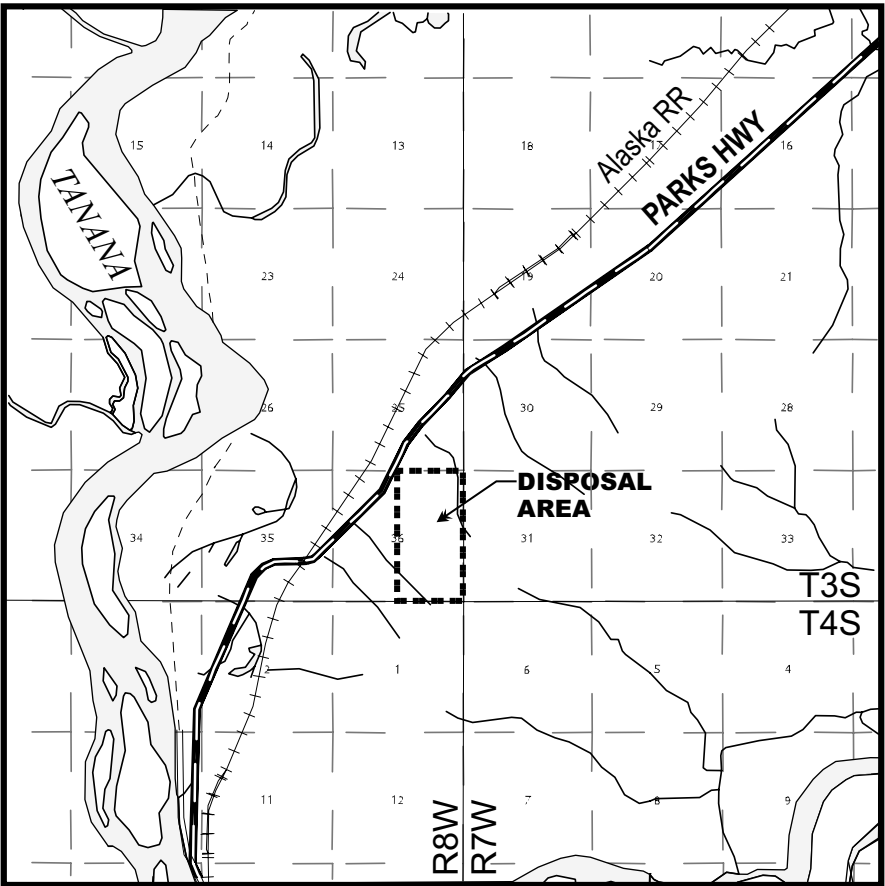


Map 34 - Farmview ASLS 82-123

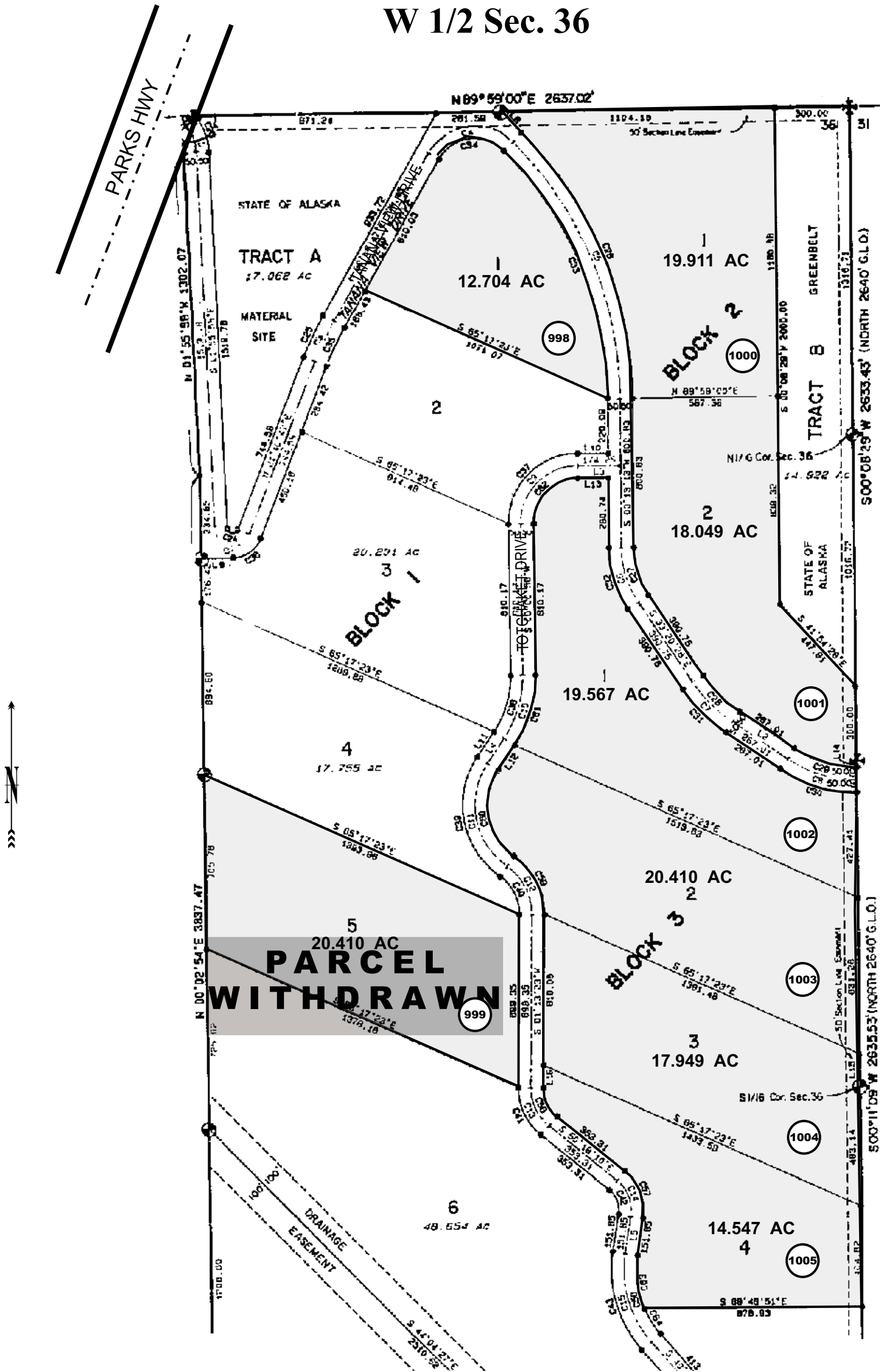


USGS Quad Fairbanks C-5, Alaska

Vicinity Map  
Township 3 South, Range 8 West, Sec. 36  
Fairbanks Meridian, Alaska

Location	Farmview is located approximately 5 miles north of Nenana in the hills beyond the Parks Highway.
Topo Map	USGS Quad Fairbanks C-5
Access	Access is via Tanana View Drive, an unimproved road that intersects the east side of the Parks Highway at mile 309.5. It borders a gravel pit for a short distance and intersects Totchaket Drive within the subdivision.
Terrain	The area consists of moderate to steep west and northwest facing slopes. Elevation ranges from 400 to 1,500 feet.
Soils	Well-drained Gilmore series silts overlay Birch Creek Schist.
Vegetation	Upland spruce-hardwood forest containing white spruce, paper birch, aspen, cottonwood, and balsam poplar.
Water Front	None
View	Parcels at high elevations have excellent views of the Tanana Valley.
Climate	Average summer temperatures range from 72 to 90 degrees F with extremes of 90 to -60 degrees F. Annual precipitation averages 11 inches including 48 inches of snow.
Water Source	Unknown
Water/Sewage Disposal	Non-water carried type disposal systems are approved. Any other system must be approved and permitted by the Alaska Department of Environmental Conservation.
Utilities	GVEA power line runs through the southwest corner of the subdivision.
Restrictions	Subject to platted easements and reservations, see ASLS 82-123.
Municipal Authority	None
Homeowners Assoc.	Parcel owners automatically become members of the Homeowners Association created to govern this subdivision. Homeowners covenants pertaining to this subdivision are recorded in Book 29, Page 442, Date Feb. 7, 1983, Nenana Recording District.
Other	Exposure of the soil on steep slopes may lead to erosion; care should be taken with any site development.

PARCEL	ADL	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
998	409778	F003S008W36	ASLS 82-123	1	1	12.704	\$15,200.00
999	409782	F003S008W36	ASLS 82-123	5	1	20.410	\$20,400.00
1000	409788	F003S008W36	ASLS 82-123	1	2	19.911	\$19,900.00
1001	409789	F003S008W36	ASLS 82-123	2	2	18.049	\$18,000.00
1002	409790	F003S008W36	ASLS 82-123	1	3	19.567	\$19,600.00
1003	409791	F003S008W36	ASLS 82-123	2	3	20.410	\$20,400.00
1004	409792	F003S008W36	ASLS 82-123	3	3	17.949	\$17,900.00
1005	409793	F003S008W36	ASLS 82-123	4	3	14.547	\$16,000.00



# Veterans’ Land Discount

Per AS 38.05.940, eligible veterans may receive a **25 percent discount** on the purchase of state land. This Veterans’ Land Discount may only be used **once** in an applicant’s lifetime.

## Veterans’ Discount Qualifications

To be eligible, a veteran must submit proof, acceptable to the department, that he/she:

- 1. Is 18 years of age or older at the date of sale;
- 2. **Has been a resident of the State of Alaska** for a period of not less than one year immediately preceding the date of sale (see Residency Requirement);
- 3. Has served on active duty in the U.S. armed forces for at least 90 days, unless tenure was shortened due to a service-connected disability or due to

receiving an early separation after a tour of duty overseas (use Form DD 214); and

4. Has received an honorable discharge, or general discharge under honorable conditions.

For the purposes of this program, armed forces are limited to the United States Army, Navy, Marines, Air Force, and Coast Guard. Service in state National Guard units, the Alaska Territorial Guard, as well as Army, Navy, Marine, and Air Force Reserve service may also be included, provided the applicant can document the accumulation of 90 days of active duty service. A Form 214, Report of Separation from Active Duty, or the equivalent, showing the character of the discharge and length of active duty must be submitted. Interested veterans are encouraged to request their Form DD 214 well in advance of the auction.

The Veterans’ Land Discount may be applied only to acquisition of surface rights to the land. **It may not**

**be applied to survey and platting costs, or other costs reimbursable to the state.** These reimbursable costs will be subtracted from the purchase price before the discount is calculated. The reimbursable cost per acre or lot is listed in the table below.

Successful bidders who qualify for the Veterans’ Land Discount must apply for the discount at the time of the award notification. The amount of the discount will be deducted from the principal sum of the sales contract or from the purchase price if the purchase price is paid in full.

For a purchase to be made jointly with another, both purchasers must be eligible bidders. If both are also eligible veterans, only one 25 percent discount will be given and both veterans will have exhausted their once-in-a-lifetime land discount.

At right is an example of how a Veterans’ Land Discount would be calculated for a 3.349-acre parcel with reimbursable costs of \$959 per acre; if the bid price were \$14,000.00:

VETERAN’S DISCOUNT CALCULATION			
Per Acre Reimbursable Cost	\$	959.00	
“X” Parcel Size (Acres)	x	3.349	
Total Reimbursable Cost	\$	3,211.69	
Bid Price	\$	14,000.00	\$ 14,000.00
Less the Reimbursable Cost	\$	-3,211.69	
Amount eligible for discount	\$	10,788.31	
25% Veterans’ Discount Rate	x	0.25	
Veterans’ Discount	\$	2,697.08	\$ -2,697.08
<b>Discounted Purchase Price</b> (Bid Price Less Discount)			<b>\$ 11,302.92</b>
Less 5% bid deposit of the full purchase price ( <i>do not submit a bid deposit based upon the discounted purchase price</i> )			\$ -700.00
<b>Balance Due</b>			<b>\$ 10,602.92</b>

## Reimbursable Costs for Calculating Veterans’ Discount

Project Name	Project description	Cost/Acre
Alexander Creek West	ASLS 79-209	\$225.00/Acre
Bartlett Hills Tract D	ASLS 79-143D	\$234.00/Acre
Bruce Lake	ASLS 79-155	\$492.00/Acre
Eagle II	ASLS 82-136	\$209.00/Acre
Edna Bay	ASLS 81-116	\$693.00/Acre
Excursion Inlet South	ASLS 81-090	\$547.00/Acre
Farmview	ASLS 82-123	\$347.00/Acre
Four Mile Hill	ADLS 80-006 Sec 22, T9S, R10E, FM	\$4.00/Lot
Four Mile Hill	ASLS 80-007 Sec 15, T9S, R10E, FM	\$4.00/Lot
Four Mile Hill Ag	ASLS 80-007 Sec 15, T9S, R10E, FM	\$4.00/Lot
Glenn	ASLS 81-205	\$410.00/Acre
Goldstreak	ASLS 79-156	\$492.00/Acre
Greensward	ASLS 79-154	\$492.00/Acre
Harris River	ASLS 79-270	\$853.00/Acre
High Mountain Lakes	ASLS 80-154	\$273.00/Acre
Iksgiza Lake	ASLS 81-054	\$328.00/Acre
Jack II	ASLS 82-140	\$241.00/Acre
Jack	ASLS 79-165	\$61.00/Acre
June Creek	ASLS 79-166	\$88.00/Acre
Kahiltna Flats	ASLS 80-175	\$204.00/Acre
Kenney Lake	ASLS 81-193	\$740.00/Acre
Kenny Creek	ASLS 80-143	\$273.00/Acre
Kentucky Creek Odd Lot	Sec S1/2 28, S1/2 29, 32, 33, T4N, R13W, FM	\$58.00/Acre
Lincoln Creek	ASLS 82-158	\$642.00/Acre
McGrath Tracts A & B	ASLS 83-199	N/A
Nenana South	ASLS 80-106	\$225.00/Acre
Ninemile Creek	ASLS 80-151	\$317.00/Acre
Northridge	ASLS 81-214	\$374.00/Acre
Onestone Lake	ASLS 81-110	\$430.00/Acre
Parker Lake	ASLS 82-126	\$488.00/Acre
Peters Creek	ASLS 80-144	\$302.00/Acre
Pinnacle Mountain	ASLS 84-012	\$1121.00/Acre

Project Name	Project description	Cost/Acre
Quota	ASLS 80-120	\$220.00/Acre
Safari Lake	ASLS 80-188	\$275.00/Acre
Snake Lake	ASLS 85-085	\$207.00/Acre
South Bald Mountain	ASLS 82-001	\$336.00/Acre
Sunnyside	ASLS 80-182	\$524.00/Acre
Sunnyside Subd.	USS 2912	N/A
Swan Lake	ASLS 79-145	\$265.00/Acre
Talkeetna Bluffs Addition	ASLS 81-196	\$453.00/Acre
Talkeetna Bluffs	ASLS 80-094	\$231.00/Acre
Tazlina Hills	ASLS 79-227	\$349.00/Acre
Tazlina Northwest	ASLS 79-226	\$349.00/Acre
Tazlina Southwest	ASLS 79-121	\$349.00/Acre
Tenderfoot	ASLS 81-213	\$400.00/Acre
Three Mile	ASLS 82-010	\$405.00/Acre
Tok (Sec 15, T18N, R12E, CRM)	ASLS 79-135	\$4.00/Lot
Tok (Sec 16, T18N, R12E, CRM)	ASLS 79-134	\$4.00/Lot
Tok (Sec 21, T18N, R12E, CRM)	ASLS 79-133	\$4.00/Lot
Tok Area	ASLS 77-164	\$91.00/Acre
Tok (Tetlin Trail) Replat 79-006	ASLS 79-132	\$4.00/Lot
Tok Replat 79-133	ASLS 80-048	\$4.00/Lot
Tok Replat 79-134	ASLS 80-049	\$4.00/Lot
Totek Lake	ASLS 81-057	\$305.00/Acre
Tower Bluffs	ASLS 80-097	\$227.00/Acre
Tower Bluffs	ASLS 80-098	\$227.00/Acre
Trapper Creek Glen	ASLS 79-242	\$265.00/Acre
Tungsten	ASLS 80-099	\$211.00/Acre
Warren	ASLS 79-138	N/A
Wigwam	ASLS 83-022	\$704.00/Acre
Willow Creek	ASLS 79-122	\$156.00/Acre
Willow Crest	ASLS 80-008	\$310.00/Acre
Windy Hills	ASLS 79-173	\$219.00/Acre